

IN RE: PETITION FOR VARIANCE

SW/S Pfeffers Road and Old Long Calm Road
(10808 Pfeffers Road)

11th Election District

5th Councilmanic District

Barbara L. Hartman

Petitioner

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 99-396-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Barbara L. Hartman. The Petitioner seeks relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located outside of the third of the lot farthest removed from any street, and with a height of 24 feet in lieu of the maximum allowed 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Barbara L. Hartman, legal owner of the property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 2.20 acres, more or less, zoned R.C.5 and is improved with a single family dwelling, a detached carport (19' x 25' in dimension), a 10' x 12' shed, and an above-ground swimming pool. Also on the property is a partially constructed detached garage, which is the subject of this variance request. The Petitioner has lived on the property for the past five years. Ms. Hartman testified that recently, renovations to the HVAC system for the dwelling were made and equipment was placed in the attic of the existing dwelling which resulted in the loss of that storage space. Thus, the Petitioner proposes to construct a garage, approximately 26' x 26' in dimension, with a height of 24 feet in the rear yard of her property. When questioned about the use of the garage,

ORDER RECEIVED FOR FILING

Date 6/2/99

BY [Signature]

Ms. Hartman testified that she has a tall, conversion van vehicle which will be stored in the building. Additionally, an upstairs floor will be designed to provide a storage area to compensate for the loss of the attic space in her home. Ms. Hartman indicated that she also designs flower arrangements as a hobby and will use a small area of the garage for this purpose. She understood that the garage could not be used for commercial purposes or to provide living space.

Variance relief is being requested to approve a height of 24 feet in lieu of the maximum permitted 15 feet. Additionally, although the house on the property fronts Pfeffers Road, a small, private road, known as Old Long Calm Road, abuts the north side property line. The location of this road and the existence of an electrical transmission right-of-way between that roadway and existing improvements on the Petitioner's property drives the need for the variance to allow the garage to be located outside the third of the lot farthest removed from any street.

Based upon the testimony and evidence presented, I am persuaded to grant the variance. In my judgment the Petitioner has produced sufficient evidence to comply with the requirements of Section 307 of the B.C.Z.R. It is also noted that there were no Protestants at the hearing and letters of support were received from all of the surrounding neighbors. Moreover, the lot is large enough to accommodate the proposed garage. Thus, it is clear that the relief requested can be granted without causing any detriment to the health, safety or general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of June, 1999 that the Petition for Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located outside of the third of the lot farthest removed from any street, and with a height of 24 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware

ORDER RECEIVED FOR FILING
JUN 21 1999
CLERK OF COURT
BALTIMORE COUNTY

that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

- 2) The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. Moreover, the garage shall not be used for any commercial/business purposes.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT

Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/21/99
bjs



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 21, 1999

Ms. Barbara L. Hartman
10808 Pfeffers Road
Kingsville, Maryland 21087-7614

RE: PETITION FOR VARIANCE
SW/S Pfeffers Road and Old Long Calm Road
(10808 Pfeffers Road)
11th Election District - 5th Councilmanic District
Barbara L. Hartman - Petitioner
Case No. 99-396-A

Dear Mr. Hartman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitioner for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10808 PFEFFERS RD
which is presently zoned Residential RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400 1 AND 400 3 BCZR

To Permit AN ACCESSORY STRUCTURE (GARAGE) To be located outside of the Third of the Lot FARthest Removed From any street with a Height of 24 FT in lieu of the Permitted 15 FT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

BARBARA L. HARTMAN
Name - Type or Print
Barbara L. Hartman
Signature
10808 PFEFFERS RD 410-538-7614
Address Telephone No.
KINGSVILLE MD 21087-1831
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

BARBARA L. HARTMAN
Name - Type or Print
Barbara L. Hartman
Signature
Name - Type or Print
Signature
10808 PFEFFERS RD 410-538-7614
Address Telephone No.
KINGSVILLE MD 21087-1831
City State Zip Code

Representative to be Contacted:

BARBARA L. HARTMAN
Name
10808 PFEFFERS RD 410-538-7614
Address Telephone No.
KINGSVILLE MD 21087-1831
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hr.

UNAVAILABLE FOR HEARING
Reviewed By RD/RDD Date 4-7-99

Case No. 99-396-A

ORDER RECEIVED FOR FILING

Date 4/2/99
By RD 9/15/98

CONVINCING DESCRIPTION
10808 PFEFFERS RD.

BEGINNING AT A POINT ON THE CENTERLINE
OF PFEFFER RD. AT THE INTERSECTION WITH THE NORTH
SIDE OF OLD CALM RD. (FOR A LOT ON THE S.W.
SIDE OF SAME) THENCE THE FOLLOWING COURSES
AND DISTANCES, N.W. ALONG THE OLD LONG CALM
ROAD 237.31 FT, THENCE SOUTHERLY 480 FT, THENCE
N.E. 232.49 FT TO C/L PFEFFER RD THENCE NORTHERLY
ALONG THE C/L 376.30' BACK TO THE POINT
OF BEGINNING. BEING 2.20 AC IN THE
5TH C.D. 11 E.D.

99-396-A

Item # 396

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

396
No. 065445

DATE 4.7.99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Ms. Hertzman

FOR: Residential Variance Filing Fee
10808 Pfeifers Rd. (21087)

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
4/07/1999 4/07/1999 09:50:57
REC 10801 CASHIER JRG JMK DRAMER
MISCELLANEOUS CASH RECEIPT
Receipt # 095778
CR ID. 065445
Amount 50.00
Record For 50.00
50.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

99-396-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/6/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/6/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #88-386-A
10808 Pfeifers Road
SVC Pfeifers and Old Long
Oak Road
11th Election District
6th Councilmanic District
Legal Owner(s): Barbara L. Hartman

Variance: to permit an accessory structure (garage) to be located outside of the third of the lot farthest removed from any street and with a height of 24 feet in lieu of the permitted 15 feet.

Hearing: Monday, May 24, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please contact the Zoning Commission's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3381.

5/003 May 6 3862 CS08602

CERTIFICATE OF POSTING

RE: CASE # 99-396-A
PETITIONER/DEVELOPER:
(Barbara L. Hartman)
DATE OF Hearing
(May 24, 1999)

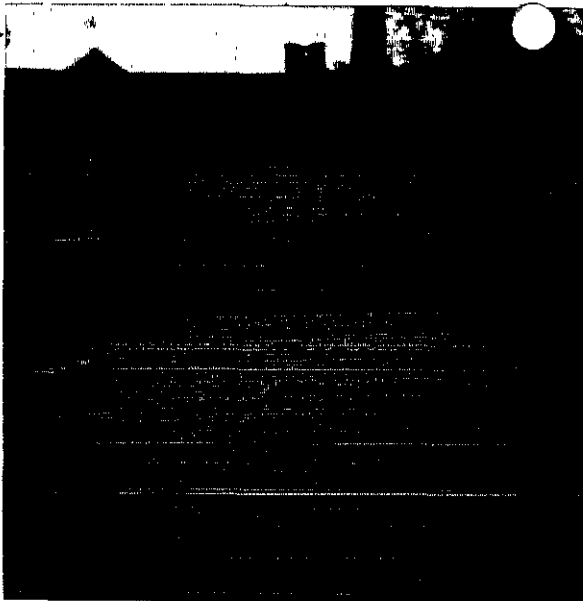
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
10808 Pfeffers Road Baltimore, Maryland 21021_____

The sign(s) were posted on _____ 5-7-99 _____
[Month, Day, Year]



Sincerely,

Thomas P. Ogle 5/7/99
[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
[Telephone Number]

RE: PETITION FOR VARIANCE
10808 Pfeffers Road, SWC Pfeffers Road and
Old Long Calm Rds, 11th Election District,
5th Councilmanic

Legal Owners: Barbara L. Hartman

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-396-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of April, 1999, a copy of the foregoing Entry of Appearance was mailed to Legal Owner Barbara L. Hartman, 10808 Pfeffers Road, Kingsville, MD 21087, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 21, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-396-A
10808 Pfeffers Road
SWC Pfeffers and Old Long Calm Road
11th Election District – 5th Councilmanic District
Legal Owner: Barbara L. Hartman

Variance to permit an accessory structure (garage) to be located outside of the third of the lot farthest removed from any street and with a height of 24 feet in lieu of the permitted 15 feet.

HEARING: Monday, May 24, 1999 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon
Director

c: Barbara Hartman

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 9, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
May 6, 1999 Issue – Jeffersonian

Please forward billing to:

Barbara Hartman
10808 Pfeffers Road
Kingsville, MD 21087

410-538-7614

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-396-A
10808 Pfeffers Road
SWC Pfeffers and Old Long Calm Road
11th Election District – 5th Councilmanic District
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HEARING: Monday, May 24, 1999 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-396-A

Petitioner: BARBARA HARTMAN

Address or Location: 10808 PLEFFERS RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: BARBARA HARTMAN

Address: 10808 Pletfers Rd

Kingsville MD 21087

Telephone Number: 410-538-7614

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-396-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A Variance to allow an accessory structure
(detached garage) to be located in the 1/3 of the
rear yard on a corner lot & with a height of 24 ft.
in lieu of the required 1/3 rear yard farthest removed
from the side street & maximum allowed 15 ft. respectively.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 20, 1999

Ms. Barbara L. Hartman
10808 Pfeffers Road
Kingsville, MD 21087-1831

RE: Case No.: 99-396-A
Petitioner: Hartman
Location: 10808 Pfeffers Road

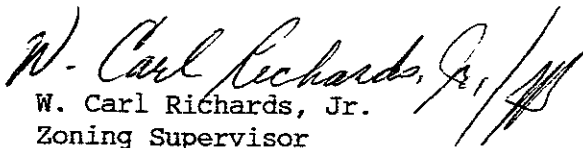
Dear Ms. Hartman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 7, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

May 10, 1999

Arnold Tablony, Director
Public Administration and Development Management
Baltimore County Office Building
Baltimore, MD 21201
MAIL STOP-1115

RE: Property Survey - SEE BELOW

LOCATION: DISTRIBUTION MEETING OF April 19, 1999

Item No.: See Below Zoning Ag - See

Comments:

As a result of the request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be accepted or incorporated into the final plans for the property.

2. The fire schedule filing has no comments at this time
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

394, 395, 396, 397, 398, 400, 401 and 402

PREPARED BY: SCOTT G. SAUERWALD

Fire Marshal's Office PHONE 887-1111 ME-1115

See File

Come visit the County's Website at www.co.ba.md.us



HP
5/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: April 29, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

ITEM NO. 396

The Office of Planning supports the applicant's request subject to the following condition:

The petitioners or subsequent owners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

_____

AFK/JL

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 26, 1999

FROM: *Put* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for April 26, 1999
 Item Nos. 394, 395, (396), 397, 398,
 400, and 402

 The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC04269.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 4/26/99

FROM: R. Bruce Seeley, Project Manager *ANS/99*
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date:

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

394

395

396

397

398

400

402

98-467-SPHA



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.20.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

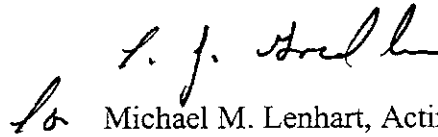
RE: Baltimore County
Item No. 396 JJS

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Es. a Tannenbaum
10830 Pfeiffer Rd.
Bradshaw, Md. 21021

To Whom It May Concern,

As a next door neighbor I think the garage
Mrs. B. Hartman is building is a lovely structure,
and will be a asset to the neighborhood.

Sincerely,
Emma Tannenbaum

99-396-A

Item # 396

Kenneth & Patricia Horner
10805 Pfeffers Rd.
Bradshaw, Md. 21087

To whom it may concern,

This letter is in regards to the garage being built at 10808 Pfeffers Rd. The garage doesn't block our view in any way. In our opinion, it doesn't detract from the beauty of our neighborhood. It blends right in. We also have no problem with the height of it.

We have no concerns about this garage being built.

Sincerely,
Kenneth & Patricia Horner

99-396-A

Item # 396

Mark P. & Judith A. Ruppert
10804 Pfeffers Road
Bradshaw, Maryland 21087
410-538-6957

March 16, 1999

Zoning Office
Baltimore County Government
Towson, Maryland 21204

To whom it may concern:

We are Bobbie Hartman's next-door neighbors living at 10804 Pfeffers Road, Bradshaw, Maryland 21087. We are excited to see her new garage complete and believe it will add value to her property as well as our neighborhood. It is aesthetically pleasing to look at as it is well situated, of appropriate height and has excellent street appeal.

Our house is one of several on Pfeffers road updated in the past few years in both size and appearance. Continued individual property upgrades are increasing the appeal and ultimate property values of the homes on our road. Therefore, we support the completion of Ms. Hartman's new garage and believe Baltimore County should approve any zoning variances necessary to achieve such. Feel free to call on us if you have questions or comments.

Respectfully,



Mark and Judy Ruppert

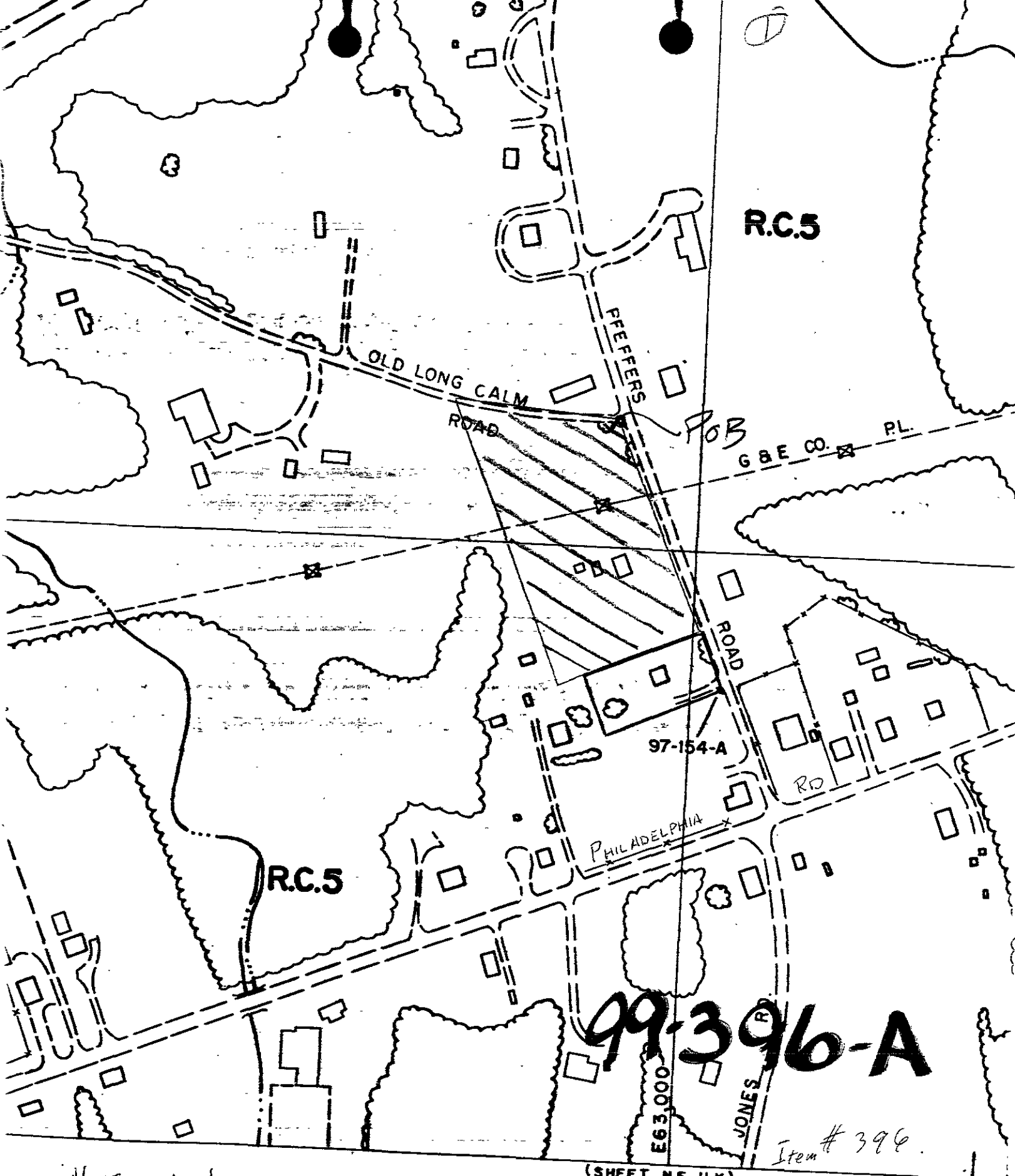
Note:
Mark's Daytime Work Phone is 410-955-6361

I Vicki Yukas live at 10841
Pepper Rd Bradshaw, Md 21087.
I am writing to inform you that
I have no opposition to the garage
that is being built by Bobbie Hartman.
I feel it will be an asset to the
neighborhood. Its height blocks no
view and the garage will be
attractive when completed.

Thank You
Vicki & Greg Yukas

Item # 396

99-396-A



N.E. 12-K

BALTIMORE COUNTY
OFFICE OF PLANNING AND

PLAN TO ACCOMPANY VARIANCE

OWNER: BARBARA HARTMAN.
10808 PFEIFFER RD,
KINGSVILLE MD 21087
PH # 410 538 7614

ZONED RC 5 MAP# NE 12K

UTILITIES: WELL AND SEPTIC.

LOT SIZE 2.20 AC. ±

5TH C.D. EL. DIST 11.

NOT IN FLOOD PLAIN. NOT CBA

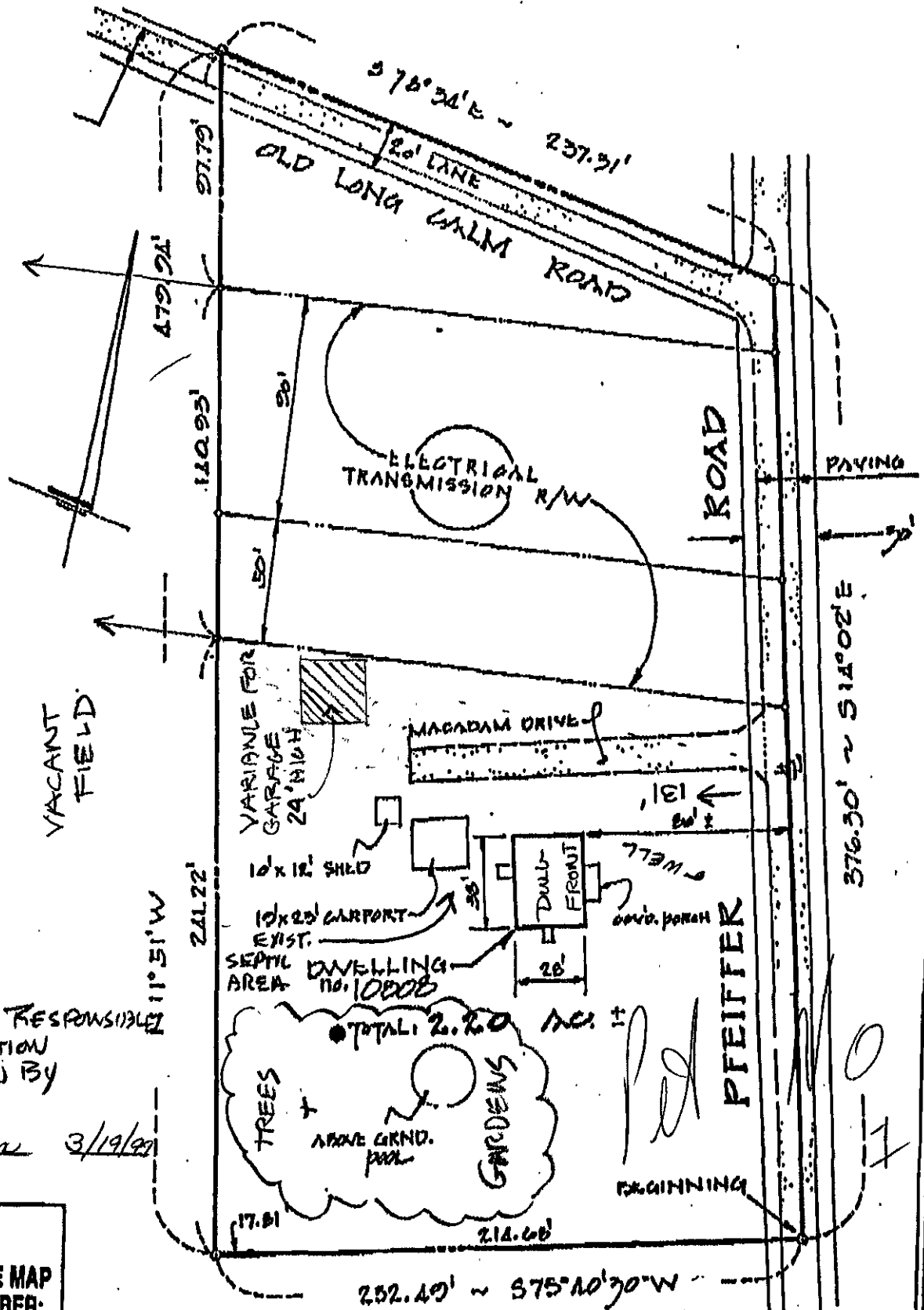
OLD LONG
CALM
RD.

SITE

PHILADELPHIA RD

N
↑

VICINITY MAP NTS.



THE APPLICANT IS RESPONSIBLE
FOR ANY INFORMATION
DRAWN / WRITTEN BY
BALTO CO.

Barbara Hartman 3/19/97

FIRM

FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER:

240010 0295 B

LIBER B170

FOLIO 525

BEING KNOWN AS LOT N/A BLOCK SECTION PLAT
AS SHOWN ON A PLAT ENTITLED

99-396-A

RECORDED IN THE LAND RECORDS OF

MARYLAND IN:

PLAT BOOK

FOLIO

HOUSE LOCATION FOR:

10808 PFEIFFER ROAD
BALTIMORE COUNTY, MARYLAND

FLOOD ZONE: 'C' (min.)

SCALE: 1" = 60'

DATE: MAY 10, 1994

FILE NO.: 0012

JOB NO.: V.24107-521

Item #394